

046.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

851,700 / 851,700

USE VALUE:

851,700 / 851,700

ASSESSED:

851,700 / 851,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TORTELLI JOSEPH A	
Owner 2:	
Owner 3:	

Street 1: 103 MEDFORD ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: TORTELLI JOHN R -
Owner 2: TORTELLI MARIE T -
Street 1: 103 MEDFORD ST
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,280 Sq. Ft. of land mainly classified as One Family with a Multi-Convex Building built about 1900, having primarily Asbestos Exterior and 2297 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8280		Sq. Ft.	Site		0	80.	0.73	1			Med. Tr	-10					481,250						481,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										32663
										GIS Ref
										GIS Ref
										Insp Date
										12/04/18

PREVIOUS ASSESSMENT										Parcel ID	046.0-0003-0016.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	370,700	0	8,280.	481,200	851,900	851,900	Year End Roll	12/18/2019		
2019	101	FV	299,400	0	8,280.	511,300	810,700	810,700	Year End Roll	1/3/2019		
2018	101	FV	299,400	0	8,280.	373,000	672,400	672,400	Year End Roll	12/20/2017		
2017	101	FV	279,600	0	8,280.	324,800	604,400	604,400	Year End Roll	1/3/2017		
2016	101	FV	279,600	0	8,280.	276,700	556,300	556,300	Year End	1/4/2016		
2015	101	FV	230,200	0	8,280.	270,700	500,900	500,900	Year End Roll	12/11/2014		
2014	101	FV	230,200	0	8,280.	222,600	452,800	452,800	Year End Roll	12/16/2013		
2013	101	FV	240,100	0	8,280.	211,700	451,800	451,800		12/13/2012		

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
TORTELLI JOHN R	31405-349		5/16/2000	Convenience			1	No	4	Marie T Tortelli dod 2/17/2008					
	10019-418		4/14/1962				99	No	No	N					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 12 - Multi-Conver	2	Rating: Average		A Bath:	Rating:	104 TO 101 04-22-2009 PER INS.								16					
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:									14	WDK				
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:										OFP	20			
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 5 - Asbestos				OthrFix: 1	Rating: Fair														
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GREEN																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1													
Year Blt: 1900	Eff Yr Blt:			A Kits:	Rating:														
Alt LUC:		Alt %:		Fpl:	Rating:														
Jurisdct:		Fact: .		WSFlue:	Rating:														
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Location:		Exterior:								No Unit	RMS	BRS	FL		
Prim Int Wall: 2 - Plaster				Total Units:										1	8	4			
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0003-0016.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:													Total Special Features:			Total:		